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SEVENTH FLOOR 7,000 SQUARE FEET NET Smaller units other floors.

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CLUETT BUILDING 25W.18th to 26 W.19th St. Entire 3rd and 8th Floors, 15,000 sq. ft. each 8,500 Sq. Ft. on 9th Floor 6,500 Sq. Ft. on 10th Floor IMMEDIATE POSSESSION FOR FEB, 1st LEASES

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24th st. and Broadway; 1,43 st. and Broadway, 1,450, sq. ft.; all light office space; 12th door; telephone established; high class service. Telephone 6449 Chelsea. Room 1215, 1107 Broadway.

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O. D. & H. V. DIKE or your own broker.

5-7-9 WEST 37TH ST. 12th Fioor Top, 7500 Sq. Ft. Excellent Light

Also SHOWROOM, 7th Floor Possession February 1st, 1921 H. J. SACHS & CO., 38 W. 21st St. 213 WEST

ENTIRE FLOORS 33RD
Possession Now.
\$2 Sq. Ft.—up. J. E. MARX, OWNER TEL. LONGAURE 2842.

DESIRABLE OFFICES FOR RENT

Broadway and 42nd St.; 140 West 42nd St. Large and small offices for rent in well topt building.

Apply 4th Floor

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United Cigar Stores Co., West 18th St. Tel. 8000 Watking 44 West 18th St.

409-411-413 E. 107TH ST. Lofts, 15,000 square feet; steam heat, ele-vator; good light, with or without power; whole or in part. Apply WM. MAAS, 115 University place.

BUSINESS PLACES TO LET. Above 59th St .- 5th Av. to North River

STORE TO LEASE 125TH ST., 500 WESTJanction Corner amsterdam Av.

Fine, large double store, 21x90, with basement, suitable for shoe store, dry goods, clothing, bakery, combination butcher, fruit and vegetables or any other good wholesale or retail line. Main thoroughfare, Broadway subway station one block. All car lines

Owner Harry Goldstein, 261 Broadway

Miscellaneous. STORAGE & MANUFACTURING 22,000 Sq. Ft. Brick and Mill 40c
23,000 Sq. Ft. Brick and Mill 53c
28,000 Sq. Ft. Brick and Mill 53c
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35,000 Sq. Ft. Brick and Mill 40c
37,500 Sq. Ft. Brick and Mill 40c
62,000 Sq. Ft. Brick and Mill 40c
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67,000 Sq. Ft. Fireproof 65c
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All these buildings are ideal for storage or
manufacturing; in fine condition; elevators
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from 150 to 300 lbs. BUILDINGS-WEST SIDE

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GARAGES M. ROSENTHAL CO. Cor. 28th St. dison Square 8441-8442.

FOR LEASE

Two story fireproof garage, size 100x100 or will build to sult; splendid location Principals only.

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ATTENTION 10,000 sq. ft. floor space suitable for dead storage service station; two entrances; main thoroughfare Bronx. E. 1234, 2014 3d av.

LOFTS 6,000, 13,000, 75,000 sq. ft.
New concrete buildings.
Sprinklered, heat, elevators. SCHILP & SCHILP Main 2161. 32 Court St., B'klyn

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WANTED—GARAGE FLOT SUITABLE FOR GARAGE, Upper West Side. ASHFORTH & CO.

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52W. 72d St.

JUST COMPLETED 1-2-3 ROOMS & BATH \$1,050-\$2,100

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103 WEST 54TH ST. 1 & 2 Rooms & Bath REASONABLE RENTS.

N. A. BERWIN & CO., 163 Park Av UNUSUAL APARTMENTS AT REASONABLE PRICES.

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80TH ST., WEST END AVE.

TO SUBLET IN THE GROSVENOR 5th Av. and 10th St. Apartment 4 Rooms, 2 Baths

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1-2-3 Rooms and Bath Rental \$75 to \$150 Also Duplex Studio Apartments L. & A. PINCUS.

362 WEST 22D ST._ TWO SMALL
MODERN APARTMENTS
THED BATH AND SHOWERS,
ATTRACTIVELY FINISHED,
\$1,250 and \$1,300.

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BROADWAY, 5TH AV., 23D ST. Flatiron Bullding, or fifth

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APARTMENTS - UNFURNISHED.

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High-Class Elevator Apartments

2 Rooms-265 West 72nd Street 3 Rooms-220 West 71st Street 3 Rooms-315 West 97th Street 4 Rooms-225 West 71st Street

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1 Apartment of 3 Rooms

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One 5 Room Apartment, suit-able for Doctor.

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Extraordinary elevator apartments, un

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Plock Front, Concourse, 171st-172d Sts.

All Modern Improvements.

2 Elocks East of 170th St.

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With Phone Service

Davidson Ave. & Fordham Road

1/2 Block West of Jerome Ave. & Lexington Ave. Sub. Station 6th and 9th Ave. Elevated

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PARK WEST

ONE APARTMENT.

11 Rooms, 3 Baths

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Corner, Central Park West, ONE APARTMENT,

7 Rooms and 2 Baths

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Corner 84th St. ONE APARTMENT.

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RENT \$2,800 UP High Class Elevator Apartment. All new and modern in every way Ready for occupancy SENIOR & ALLAN, Inc., 505 Fifth Ave.

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Opposite the Schwab Mansion "305 West End Avenue" AT SEVENTY FOURTH STREET A RESIDENTIAL HOTEL

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Suites of two or more rooms with complete and Superior Service

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105th St. & Riverside Drive 4, 5 and 6 Rooms.

220 WEST 71ST ST. 3 and 4 Rooms. apartments have large rooms, closets and every modern improvement; reasonable rentals Other 2 and 7 room mpartments in our various buildings for rent, Immediate occupancy.

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VACAN'T APARTMENTS 2 & 3 ROOMS 153 Riverside Drive 780 West End Ave. 34 West gist St. 310 West 109th St. Rents \$1,200 to \$2,400

11 ROOMS 401 West End Ave. Rents \$4,800 upward WOOD, DOLSON CO., Inc. B'way and 80th St. Phone Schuyler 1100,

4 ROOM APARTMENT-GROUND FLOOR Cor. West End Av. & 82d St To Sublet on Three Year Lease Apply all day Sunday and after 7 P. M.

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9 Rooms and 2 Baths

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NEW BUILDING

THE LORINGTON

WEST 70TH STREET

te possession, 10 and 11
ouths, Bents \$5,000 to \$7,
rooms factor Courts 1 SLAWSON & HOBBS

9 ROOM SUBLET FOR IMMEDIATE OCCUPANCY In District of 86th St. and Central Park

AT REASONABLE RATES.
FIRST AND SECOND MORTGAGES
LARGE OR SMALL AMOUNTS.
SLAWSON & HOBBS, 162 W. 72D ST.

MONEY TO LOAN AND WANTED

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BROOKS & MOMAND, REAL ESTATE MORTGAGES, ROADWAY. PHONE RECTOR 2267 The Orenard 1330.

STRAIGHT five year mortgage loans; low cost. J. C. HOUGH & CO., 200 B'way.

WE HAVE \$10,000

to loan for first mortgage only, west side, 23d to 110th st.

JOHN J. HOECKH, INC., 370 West 46th st.

LARGE fund for first and second marting or the state of the st.

\$4,500 first mortgage wanted on good dwe ing, Queens Borough, SHARUM, 170 H'wa

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CHAS. GALEWSKI, 51 CHAMBERS ST. FIVE story walk ups, West Side, Washing ton Heights and Bronx. W. J. BURNS 3483 Broadway.

From Battery to 14th St., Inclusive.

EXCEPTIONAL four story and basement dwelling; plot 22.6x103.3; best part of 12th at.; offered \$4.000 rental; will rent for \$12.000 if made into apartments; asking \$40.000; make offer. FOLEY & CO., 203 West 14th st.

SAHEL CHAPIN, 52 Broadway.

CHELSEA PRIVATE DWELLINGS.
th st. between 5th and 9th avs., convenit to 7th av. subway, 9th av. elevated and
iter transit lines. Four story, basement
d ceilar, brick and granite dwellings, 14
d 15 rooms; well built, well kept Astor
tate houses; possession in four months;
ce \$17,500 acm; easy terms. Owner, R. F.
LPATRICK, 132 Nassau st.

CHA wide four.

ALE-West 55th, near 5tn, settle estate, ressession. K. K., 1338 Bway.

4 EAST 53D ST.
Adjoining 5th av.
SIZE 25x100

5 STORY BUILDING
Absolutely Higher Clear Level 1

Absolutely Highest Class Locality EXCELSIOR ESTATES CO., 135 Broadway. Above 59th St.-5th Av. to East River. BARGAIN—LARGE PROFIT. av., near 117th st., two 5 story apart houses, 2 stores each; no heat, elec light in the halls; elegant condition \$19,300; expenses \$5,000; price \$62,000 H. T. WOOD, 220 BROADWAY.

basement dwening, avenue, 24 les near Columbus avenue, 24 2 baths; price \$25,500, \$5,500 another house on block under C. H. VOGLER, Amsterdam 82d st. Schuyler 9141. av. corner S2d st. Schuyler 9141.

AN American basement house, 4 story, in West Eighties, can now be had at a bargain; price \$24,000; immediate possession, 12 rooms, 2 baths, electric light, parquet floors; must be seen to be appreciated; terms. E. C. H. VOGLER, Amsterdam av. corner 82d st. Schuyler 9141.

A.— 574 MANHATTAN AV.

Near 116th st. elevated, subway stations; investories, basement; all improvements; each floor contains two apartments, seven rooms and bath each; rental \$6,600.

GREAT HARGAIN OPPORTUNITY.

SURETY REALTY CO., 135 BROADWAY.

A decided bargain in the colored section of

POWARD N. CROSBY & CO., 160 Broadway.

BARGAIN, 8th av. corner; triple flat;
3 and 4 story private house, suitable
for alteration or private use,
Altered house 19 families shows over 30 per
cent. K 25 Heraid, Heraid sq.
BARGAIN.—Two 25 ft. double flats, on West
12 lst st.; steam heat and hot water; rent
\$10,000; price \$55,000; free and clear; easy
terms. BARGAIN, above 125th, near Lenox, 3 single flats, 36x100 rentals \$8,000 yearly; little cash. MORGAN, 1966 Brondway,

DWELLING Bargain—West 1276 st., three story, brown stone, size 20x100, 11 rooms and bath; possession 60 days; price \$18,000; free and clear; casy terms.

PORTER & CO., 159 West 125th st.

st.; electricity; parquet; immediate posses-sion; \$23,000; cash \$1,00. COUCHLAN & CLISBY, 200 West 72d. FOUR story residence, 33 West 99th, for sale; vacant; caretaier on premises. Particulars owner, JAMES TAYLOR, 126 Broadway. POSSESSION immediately; now vacant; 300 W 115th st., 34 story dwelling; \$1,500 buys it. SHARUM, 170 Broadway. RIVERSHIP DRIVE, NEAR STD.—American basement, light stone; 3 story dwelling, excellent condition, baths; 40 foot lot; appraised value \$80,000, must rell; make offer; belivery July, 1921; no agents. Wm. 9, DAV, 500 6th av.

\$200,000 can 830.0 W. J. BURNS, 2883 Broadway.

THREE story and basement, West 85th st., 198102.2 10 rooms, 2 baths; good condition; immediate possession; \$22,500. COUGH-LAN & CLISBY, 200 West 724.

WEST HTB 8T, DWELLING, between Cooling and Amsterdam ava., four storius, busement and cellar dwelling, 20x100; steam heat and other Improvement; possession no. Owner, RAMUEL KHPATHICK, 149 Broadway, YACANY, good condition, 3 story and basement, 18x100, between West End av, and Riverside Drive, near 85th st. subway; 10 Four story dwelling SHARUM, 170 H way

CITY REAL ESTATE.

\$3,000 cash buys small three story bro stone dwelling West 122d st., 9 rooms a bath: price \$10,000; free and clear. PORTER & CO., 159 West 125th st. \$3,000 buys four story dwelling, West 9 st. possession. SHARUM, 170 Broadwa \$3.500 cash will purchase four story brown stone dwelling on West 123d st. near 7th av. 14 rooms and bath; price \$13.500 av. 15 rooms and bath; price \$13.500 PORTER & CO., 129 West 125th st. Heights, Above 125th St., West of 8th Av.

R SALE—PRIVATE RESIDENCE, IN HRST CLASS CONDITION: UP TO DATE EVERY RESPECT. TEN ROOMS AND TO BATHS. 24 HAMILTON TERRACE IONE AUDUBON 268S. REAL BARGAIN.

WASHINGTON HEIGHTS. - Five story apartment, 3-3 room, 1-4 room apartments on floor: price \$40,000, rent \$8,000; easy erms. LEWIS N. MAY CO., 18 West 27th (Watting 210).

42 lots on Prescott av., near Dyckman st.; 290 feet fromage; \$2,000 per lot. D 1647 Herald, Brooklyn. Herald, Brooklyn. 812,000 cash buys best 50 foot house of Heights; price \$72,500; rents over \$12,600 40,000 a HOBBS, 162 W, 72d at.

Borough of Manhattan-Miscellaneous

ATTRACTIVE five story single apartment house, seven rooms; hot water supply; Mount Morris section; offer \$16,000, easy terms. RAPHAEL CO., 43 W. 125th.

AMER. REALTY CO., 290 Broadway, buys choice Manhattan and Broax properties.

7 room brick house, bath, heat; price \$5,500; cash \$1,000; near "L" station. WEIN-BERGER, 400 E. 150th st.

Borough of Brooklyn-Sale or Rent. BARGAIN.-Full 3 story limestone and white

Decatur 7935.

NEW tapestry brick, 6 rooms and breakfast room, sleeping porch; biggest value in Brooklyn; 17 minutes Chambers st. via sub-way; \$12,000; \$2,000 cash; terms, TABOR, 56 Willoughby st. Main 3211. RALPH AV.—Corner flat, \$11,000; rente 81,512; terms. PARTRIDGE, 773 Flatbus

ILETS GO analysis and the construction, 9 rooms, bath; gas arrange in the rear; a 10-ft. drive say; giass inclosed porch; cash \$4.000, bath ance on monthly payments. Inquire BITT MER, 27 Parkview av. Glendale.

FOR SALE—Unusually attractive all year home; new Colonial brick dwelling, with garage; first floor has large liking room, dining room, kitchen, extra tollet and laundry in basement; excond floor 3 bedroom, tilled bath; interior finished throughout in the doors; parquet floors throughout; for water heat, gas, electricity, sewer, &c.; restricted section; no assessments; is made and potos call, write on the large park and badhanc centrals; september of criminal of the control of the AN UP-TO-DATE 2 family stuces house for sale; 5 rooms, 2 tile baths, tile kitchen; pardwood floor, shower bath; electric lights; tral: 25 minutes to was minutes to was a second for photograph and rental basis. Send for photograph and information, W. KAYE. 108 W 43d st.

SACFIRICE sale of beautiful home of 8 rooms with every modern convenience and improvement installed, costing over \$18,000 to build. What am I offered? Owner, 10711 to build with the proper work of active representative; excellent opportunity; liberal with the properturity of the properturity of the properturity of the properturity. The properture of the properturity of

Handsome A REAL SACRIFICE.

Handsome English stude house of 10 rooms and 3 baths, with garage, on beautifully shaded corner plot, 100x195, southern exposure; large sun porch of living room, three sleeping porches on second floor; hot water heat; all improvements; bult in 1913. \$10,500. Wolffer, worth 21,500; could not be replaced for \$35,000. Phone me before noon for apointment to inspect, E. H. HONNERGER, Apt. 607, Wadsworth 200. AT FAR HONKEAVAY—Colonial bouse, with ator, W. 112th st.; price \$30,000 W. J. BURNS,

terms. WILLIAM J. MOCK. 25 East 40th st. N. Y. 3506 Vanderbilt Local phone 102 Manhasset.

h.—Three story dwelling, electent floors, 10 rooms; positive
saing \$16,000, casy terms. VAN
119 Nasu st. Cortiand 2500,
private house, bargain in the
ties, four story and basement,
to \$27,000, \$7,000 cash; quick
0, W. LARSE, 2004 Sih av.

BLUMBERG HUNGALOWS
Rent, sale; bargains, RUELBERG, 1270
Rent, sale; bargains, RUELBERG, 1270
Rent, sale; bargains, RUELBERG, 1270
Private house, bargain in the
eyery improvement, 7 rooms and bath;
args garage; plot 100 feet front in the heat
section. 10 close on exists: if soid now,
516,000, WM, 17, SMITH, owner, 235 Scram
ton av., Lymbrock, L. I Rent, sale; bargains, RUELBERG, 1270
Broadway, Pennsylvania 0044
FINE large semi-bungalow, lately built,
every improvement, I rooms and bath
large garage; plot 100 feet front in the fiest
section; to close an estate; if said

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REAT NECK, E. Shore Road, adjoining Kensington, 44 lots 26x160; will divide: asgain; might exchange for free and clear course. L. H. STARKEY, 278 Canal st., N. Y.

REAL BARGAIN.

Apartment, high class, near Broadway, 130th st., 6 story; three 4, two 5 on a floor; all modern; rent \$14,500; price \$75,000. CHARLES METZGER, 28 E. 126th.

SPECIAL BARGAIN, APARTMENTS.
Washington Heights, near Broadway, 50x Washington Heights, near Broadway, 50x 100; rents \$21,600; price \$05,000; cash required \$25,000; SHAW, ROCKWELL & SAN-PORD, 1 West 125th.

ON THE WATER AT PAY SHOULD CONTRACT WASHINGTON TO BE THE WATER AT P

WATERFRONT COUNTRY HOME AT BAY

WHITESTONE-House, overlooking Sound 10 rooms, garage; sacrifice \$9,800. Liv-ingston, 2361 Flushing.

Westchester-Sale or Rent.

fireplace, every modern convenience: price \$15,800; terms to suit. Owner, O'MBARA. 516 West 184th st. Phone Wadsworth 2315. AT 37 Park av., Yonkora, one family house, 19 rooms, 2 bathrooms, with or without furni-ture; land 51x120; lease unfurnished; imme-diate foreseasior.

cony \$040. HUNTON, 317 West 14011 81.
ELECANT apartment, near Fordman road, 50x160; four families on floor; rent \$14.
900. price \$80,000; safe investment; good income. Edward Polak, inc., 587 Tremont at the control of the control o NEW building, 5 rooms, all outside; first floor. 176th st., corner Topping av., three blocks east of Grand Concourse.

NEW law apariment, corner; 20 families; cash \$10,000. ULLMAN, 406 E. 149th.

TWO story and basement brick dwelling 6 rooms, bath, range, tubs, furnace; price fooms, bath, range, tubs, furnace; price 56,000; \$4,000 down, balance 4 years. POLEX, 204 West 14th st.

2 family frame, 11 rooms, all improvements, 2x100; detached; near subvay \$8.500. COLEY, 264 West 14th st.

'family frame, 11 rooms, all improvements,
25x100; detached; near subway: \$6,500;
ash \$2,500. CAMPBELL, 400 E. 150th st.
ling, 9 rooms, bath, all improvements; garage; large plot, near station and school; price reduced to \$16,000. Apply A. MEFFERT. Phone Larchmont 745.

N. white stone house; 9 large bright, 2 baths, 2000 location, near park, one to two subways; \$18,000.

The stone house; 9 large bright, 2 baths, 2000 location, near park, one to two subways; \$18,000.

The stone house; 9 large bright, 2 baths, 2000 location, near park, one location process plot 100x130; large oak trees; interesting the stone house; plot 100x130; large oak trees; interesting the location process plot 100x130; large oak trees; interesting the location proc

SCARSDALE:
Hollow tile English stucco house; attractive surroundings; 8 minutes to station; 9 rooms; 3 baths; sleeping porch; steam heat, gas, electricity; \$25,000 for immediate sale. S. E. SMITH, box 56 Hartsdale, N. Y. White Plains 2577.

commission; no drawing. B p as forms trees, flowering shrubs; possession in 60 days provements; trolley. O 80 Herald, Herald sq.

TO LET-Seven room bouse, bath, improvements, fine location, near station; rest of 2 carries investment; single grounds; garage, good neighborhood; rent leasonable. SEASIDE ESTATES CO., Edingville.

TWO form \$280 cach; trolley, asphalt avenue. O 89 Herald, Herald sq.

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TWO form \$280 cach; trolley, asphalt avenue. O 80 Herald, Herald sq.

TWO form \$280 cach; trolley, asphalt avenue. O 80 Herald, Herald sq.

TWO form \$280 cach; trolley, asphalt a

ATTRACTIVE Adirondack camps, Fourth Lake, 9 rooms, bath, furnished; 7 acres, lake frontage; \$4,500. HOVER, 212 B'way, N. Y. CITY homes, bargains, will soon disappear; investors who wish make money should buy in Troy before March 1; Henry Ford will commence building soon therwarder; prices will soar. Send for list, CORNELL CO., Proctor Ruiding, Troy, 200, 100, in beautiful section on Palisades; FURNISHED SUMMER HOTELS

FURNISHED SUMMER HOTELS.
4 acres, 30 rooms. \$10,000
55 acres, 25 rooms 6,000
10 acres, 22 rooms . 4,300
200 acres, 125 rooms, terms 65,000
100 acres, 55 rooms, eavy terms 22,000
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within ten miles Plaza Hotel, \$250,060; including club house, recently appraised for
over \$400,000; convenient terms to principals
only. H. C. McNULTY, 1270 Broadway,
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GREAT NECK, E. Shore Road, adjoining
GREAT NECK, E. Shore Road, adjoining
Kensington 44 total Control of the Control

18 acres, house, 10 rooms and bath; decorated, hard wood floors; barn and chicker house, 200 young fruit trees; beautiful view of Catskill Mountains. Particulars, ALPRED C. CODT, Kinderhook, N. Y.

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PERFECT HOME, BUILT DAYS' WORK New house, living room 26x14, large fire

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